

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

IN RE: 3443 ZEN GARDEN, LP. Debtor.	§ § § § §	CASE NO. 20-10410-HCM
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CURE CLAIM OBJECTION OF AUSTIN GLASS & MIRROR, INC., ACM SERVICES, LLC, SUMMER LEGACY, LLC, KOETTER FIRE PROTECTION OF AUSTIN, LLC, CAPITAL INDUSTRIES, LLC, HILL COUNTRY ELECTRIC SUPPLY, LP, LYLE AMERICA, INC. D/B/A GLASS.COM OF ILLINOIS, FERGUSON ENTERPRISES, LLC, AMERICAN BUILDERS & CONTRACTORS SUPPLY CO., INC. D/B/A ABC SUPPLY CO., INC., AND TEXAS AIR, LLC

[Relates to Docket No. 203]

COME NOW Austin Glass & Mirror, Inc. (“*Austin Glass*”), ACM Services, LLC (“*ACM*”), Summer Legacy, LLC (“*Summer Legacy*”), Koetter Fire Protection of Austin, LLC (“*Koetter*”), Capital Industries, LLC (“*Capital Industries*”), Hill Country Electric Supply, LP (“*HCES*”), Lyle America, Inc. d/b/a Glass.com of Illinois (“*Glass.com*”), Ferguson Enterprises, LLC (“*Ferguson*”), American Builders & Contractors Supply Co., Inc. d/b/a ABC Supply Co., Inc. (“*ABC*”), and Texas Air Industries, LLC (“*Texas Air*”) (collectively, the “*Objecting Parties*”) and file this Cure Claim Objection. In support thereof, the Objecting Parties respectfully state as follows:

1. Austin Glass has an agreement signed by the Debtor and Panache Development & Construction, Inc (“*Panache*”). This agreement is not identified on the Notice of Proposed Cure Costs. The amount outstanding and payable to satisfy the monetary requirements of section 365(b)(1)(A) if this agreement is executory and proposed to be assumed by the Trustee is \$686,374.14. Austin Glass reserves all rights and positions regarding any proposed assumption of its agreement

2. ACM has four agreements signed by the Debtor and Panache. The first agreement covers Phase 1 Central Plant Chillers. The second agreement covers electrical work in connection with buildings F, H and J “shell building.” The third agreement covers Phase 4 Power Distribution. The fourth agreement covers electrical work related to the Work Well Co-Working Space. These agreements are not identified on the Notice of Proposed Cure Costs. The amount outstanding and payable to satisfy the monetary requirements of section 365(b)(1)(A) if these agreements are executory and proposed to be assumed by the Trustee is \$401,520.90.

3. Summer Legacy has five agreements signed by the Debtor and Panache. These five agreements cover work for roofing, steel erection, framing, insulation, and drywall, exterior metal paneling, and painting. These agreements are not identified on the Notice of Proposed Cure Costs. The amount outstanding and payable to satisfy the monetary requirements of section 365(b)(1)(A) if these agreements are executory and proposed to be assumed by the Trustee is \$932,577.90

4. Additionally, in adversary proceeding number 20-1048, Austin Glass, ACM, Summer Legacy, Koetter, Capital Industries, HCES, Glass.com, Ferguson, ABC, and Texas Air have each asserted that they have a direct contractual relationship with the Debtor recognizable under Texas Property Code § 53.026. These agreements are not identified on the Notice of Proposed Cure Costs. The following amounts outstanding and payable to satisfy the monetary requirements of section 365(b)(1)(A) if these agreements are executory and proposed to be assumed by the Trustee are:

- a. Austin Glass - \$686,374.14;
- b. ACM - \$401,520.90;
- c. Summer Legacy - \$932,577.90;
- d. Koetter - \$341,688.09;

- e. Capital Industries - \$600,224.24;
- f. HCES - \$84,751.82;
- g. Glass.com - \$442,600;
- h. Ferguson - \$88,013.52;
- i. ABC - \$142,840.19; and
- j. Texas Air - \$67,007.00.

5. Based upon the foregoing, Austin Glass, ACM, Summer Legacy, Koetter, Capital Industries, HCES, Glass.com, Ferguson, ABC, and Texas Air each respectively object to the proposed cure amounts submitted by the Trustee in Docket No. 203, and respectfully request that the Bankruptcy Court condition any proposed assumption of their respective agreements with the Debtor upon cure of the above identified monetary defaults. The Objecting Parties reserve all other rights and positions as to any proposed assumption, including the assignability of their respective contracts and all issues relating to adequate assurance of future performance under such contracts.

WHEREFORE, PREMISES CONSIDERED, Austin Glass, ACM, Summer Legacy, Koetter, Capital Industries, HCES, Glass.com, Ferguson, ABC, and Texas Air each:

- (a) respectively object to the proposed cure amounts and respectfully request that the Bankruptcy Court condition any proposed assumption of their respective agreements with the Debtor upon cure of the above identified monetary defaults; and
- (b) request such other and further relief to which they may be justly entitled.

Dated: September 18, 2020

Respectfully submitted,

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CERTIFICATE OF SERVICE

I certify that on September 18, 2020, a true and correct copy of the forgoing was served on the following parties at the indicated email addresses:

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